

# ACE General Meeting in Berlin

22.04.2016

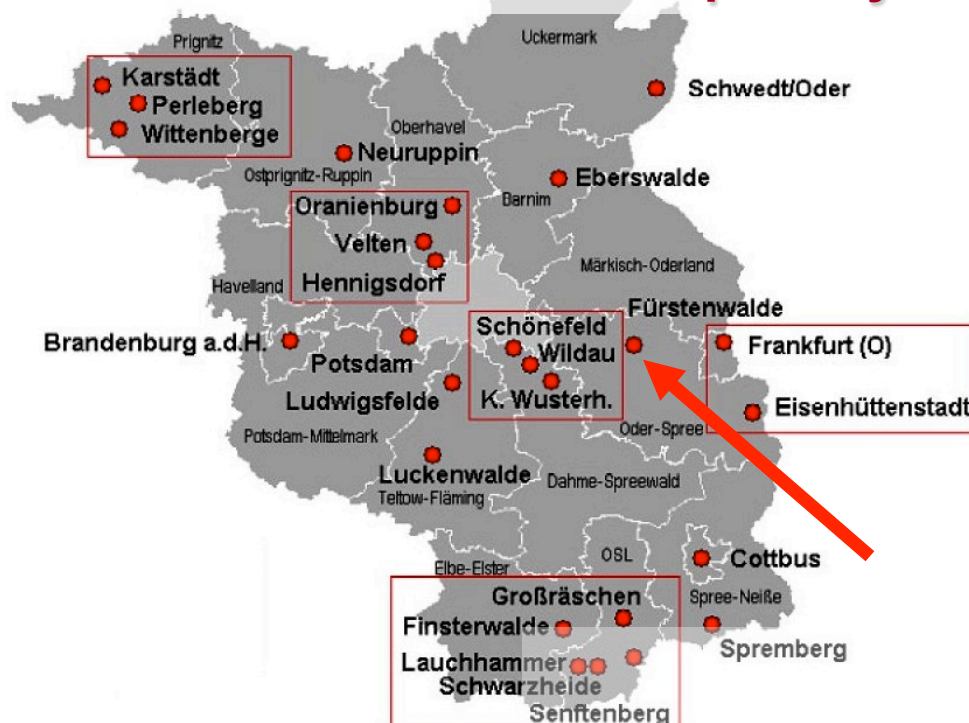
National Politics on Urban Redevelopment and  
Urban Development Promotion Programs  
Best Practice: City of Fürstenwalde/Spree



## Some Information About City Development

Since the Political Change in Germany

Shown on the Example City of Fürstenwalde/Spree



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Wigbert Bengtsson  
Specialist at Section for Urban Planning

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## Special Challenges of a City Going Through the Political Change in Germany 1990

- Centralized political decisions (district)
- 5-year plans of development
- GDR laws
- Property has little value
- No planning law
- Regulated housing market
- Centralized economy
- Military base
- Decisions by local parliament
- Market driven development
- FR-German laws
- Property counts
- Property-based planning law
- Free housing market
- Private economy
- Conversion of all military areas

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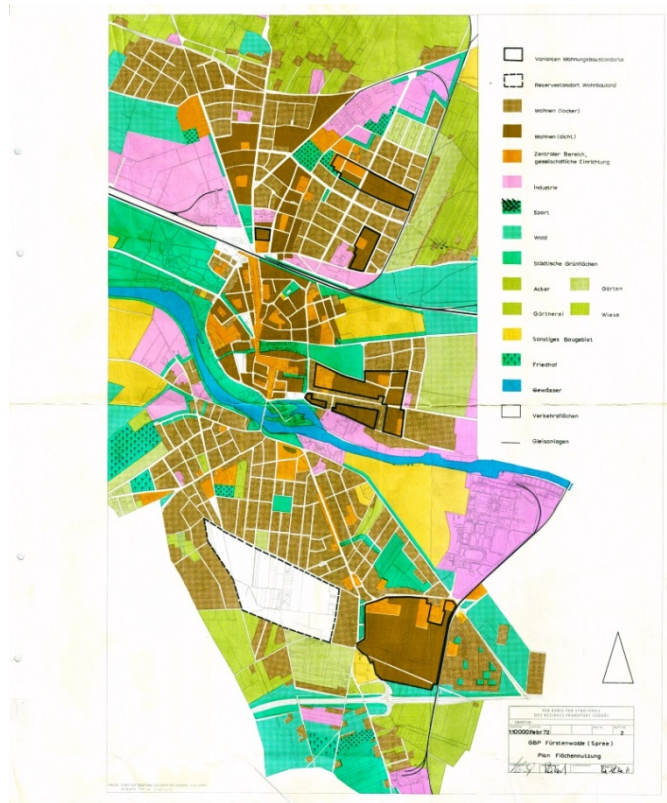
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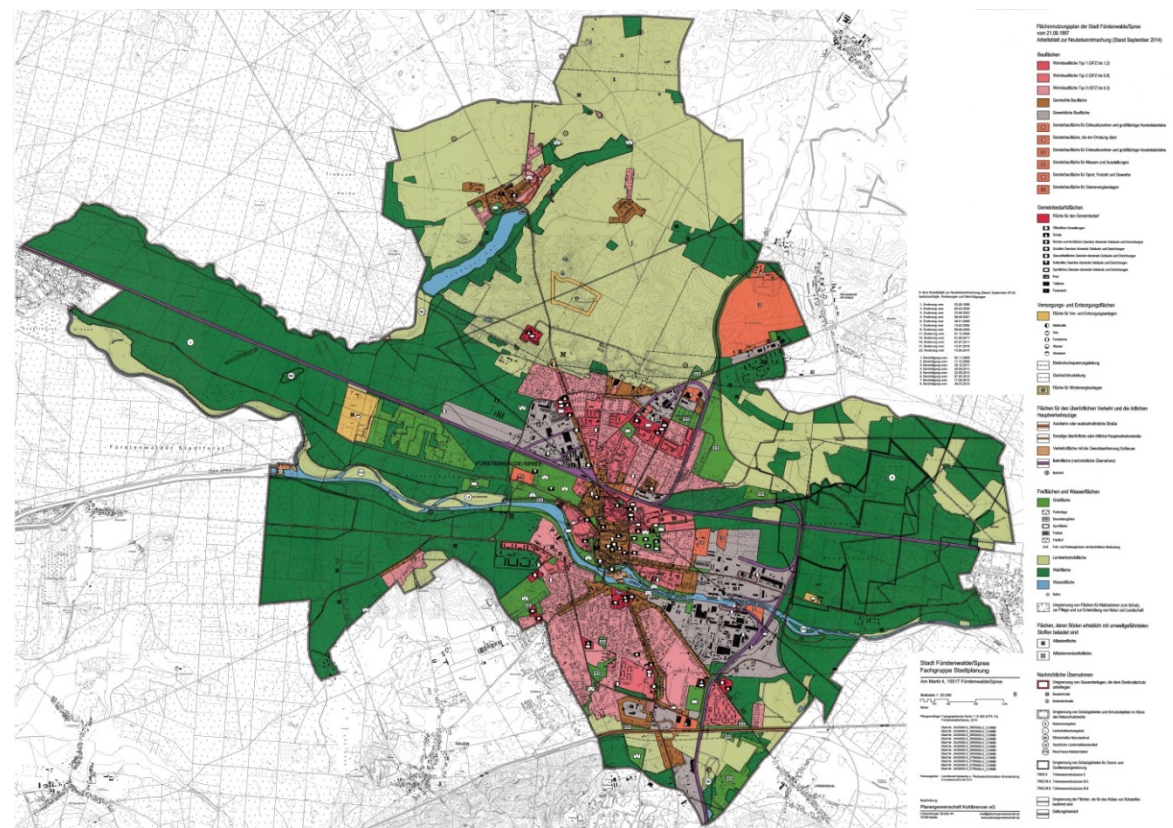
## General Planning

GDR



General land-use plan

FRG



Preparatory land-use plan

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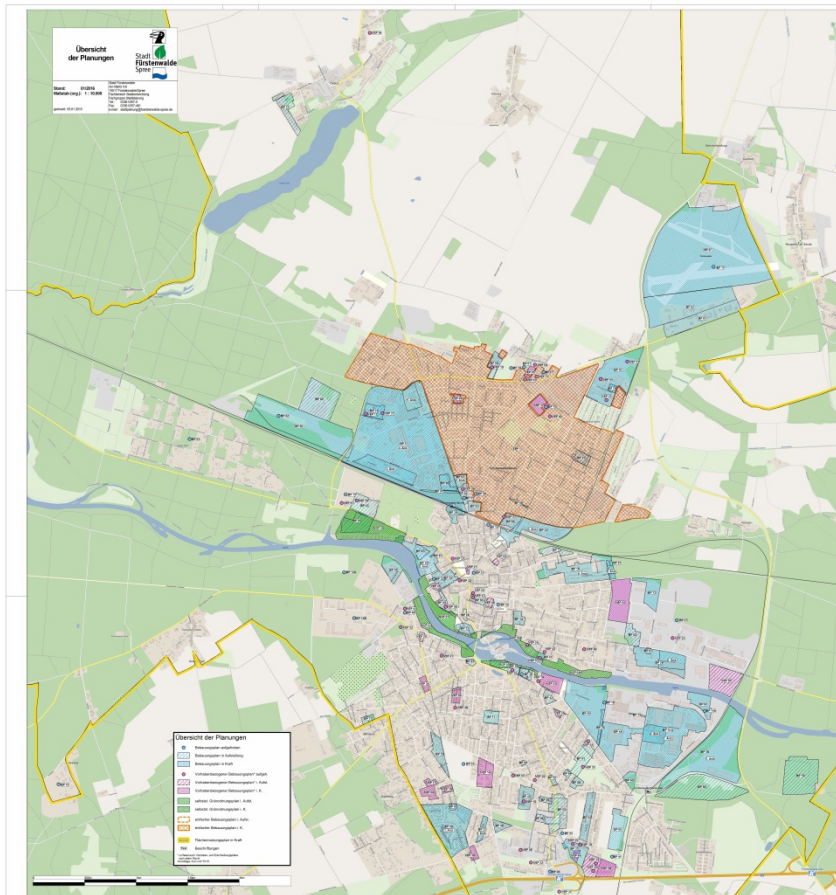
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## Binding Land-Use Plans

### Basics and Overview



- Planning if necessary
- No right to get a plan made
- No right to get specific regulations
  
- Offer for building up ownership
- Attractive housing areas
- Attractive business areas
- Binding of inhabitants within the city
- New business and industrial areas
- Military conversion to housing, business, solar power plants and nature
- Regulations on retail commerce

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## Binding Land-Use Plans Since 1990

- **99 started binding land-use plans of general kind**
- **68 finished binding land-use plans of general kind (modifications included)**  
=> 7.419.579 m<sup>2</sup>, thereof: 2.210.000 m<sup>2</sup> housing, 2.800.000 business, 2.100.000 retail
- **66 started binding land-use plans for special projects**
- **20 finished binding land-use plans for special projects (modifications included)**  
=> 342.000,68 m<sup>2</sup>, thereof: 252.000 m<sup>2</sup> housing, 47.000 business, 45.000 retail
- **25 started modifications on preparatory land-use plan, 14 finished (+8 corrections)**

**Total: 198 planning processes started, 102 planning processes finished**

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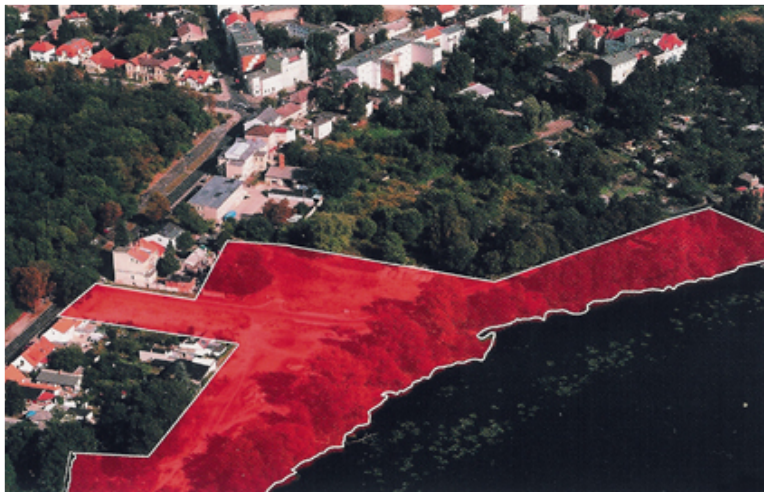
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## Binding Land-Use Plans

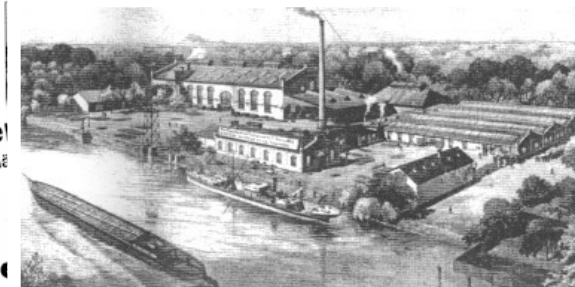
One example for housing

Development of Former Industrial Area „Henry Hall“



### Der Fluß bekommt 'ne Tür zur Stadt

Henry Hall am Spree-Ufer: Im Jahr 2000 gibt's Geld zum Großreinemachen



### Historischen Umfeld

Nach dem wir gestellt haben, stellen wir Ihnen jetzt die Wohngebäude des Fürstenwalder Investors Kurzweg & Umnus GbR vor.



### Hierher komme ich gern nach Hause

Zu den Mietern des neuen eisernen Geländers sind wir gekommen. Sie wollen nicht nur einladend, sondern auch bequem sein. Nach der Besichtigung der Wohnung stand es fest: Hier ziehe ich her. Den letzten Ausschlag dafür gaben der interessante Grundriss und die tief untergegangenen Fenster. Die Räume sind reich an Licht und durchdrungen von der Sonne. Die Räume haben ein individuelles Flair. Meinem ersehnten Wirkung.

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## Binding Land-Use Plans

How they look like

### Planzeichen Explanation

nach Planzeichenverordnung vom 18. Dez. 1996





1. Art der baulichen Nutzung (Par. 9 Abs.1 Nr.1 BauGB)

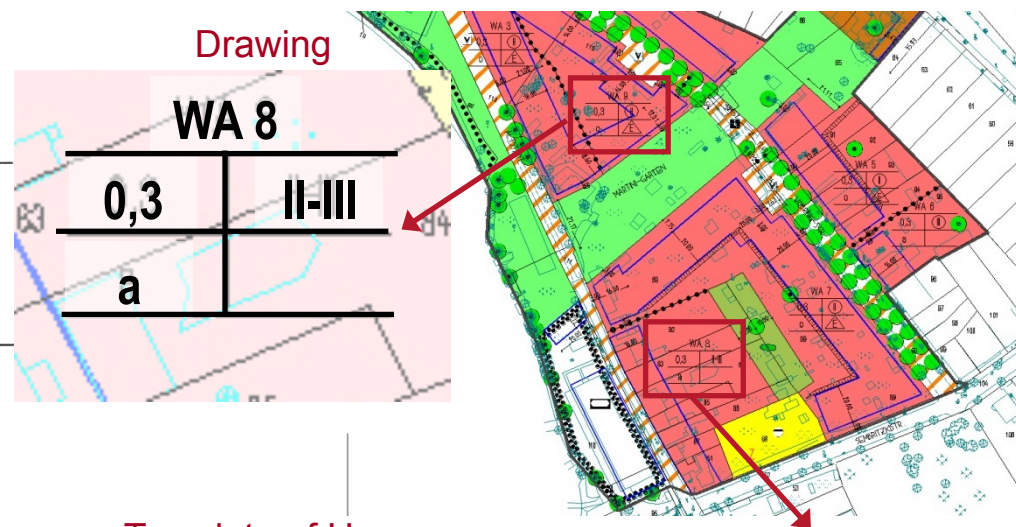
	Allgemeines Wohngebiet (Par. 4 BauNVO)
	Mischgebiet (Par. 6 BauNVO)

2. Maß der baulichen Nutzung (Par. 9 Abs.1 Nr.1 BauGB, Par.16 BauNVO)

0,3	Grundflächenzahl
Dng.	Bereich der zulässigen Dachneigung
II	Zahl der Vollgeschosse als Höchstgrenze
Ⓜ	Zahl der Vollgeschosse zwingend
II-III	Zahl der Vollgeschosse als Mindest- und Höchstgrenze

3. Bauweise, Baulinien, Baugrenzen (Par. 9 Abs.1 Nr.2 BauGB, Par. 22 u. 23 BauNVO)

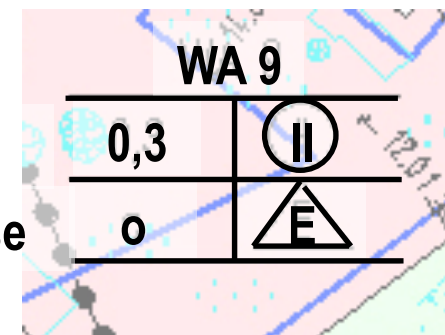
o	offene Bauweise
a	abweichende Bauweise (Zulässigkeit der Bebauung innerhalb der Abstandsflächen entsprechend der historischen Situation)
	Baugrenze
	Baulinie
	nur Einzelhäuser zulässig
	vorgeschriebene Hauptfährtrichtung



Template of Use

<b>Area #</b>	
<b>Rate of sealed soil</b>	<b>Stories</b>
<b>Way to build</b>	<b>Type of house</b>

(Explanation)



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## Binding Land-Use Plans

We all do this for „ ... blooming landscapes.“ (Helmut Kohl, 1990)





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## Strategic Planning

Integrated Urban Development Concept 2007



### Key Measures

- Inner City - Entrance to the City
- City of housing
- City of business
- City in the region

(Not to forget to mention ...)

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## Military Conversion

### By origin:

- Imperial times
- NS-times
- Red Army

Total: 545 ha (5.450.000 m<sup>2</sup>)

To date converted to [ha]:

Housing: 22,43

Business: 123,54

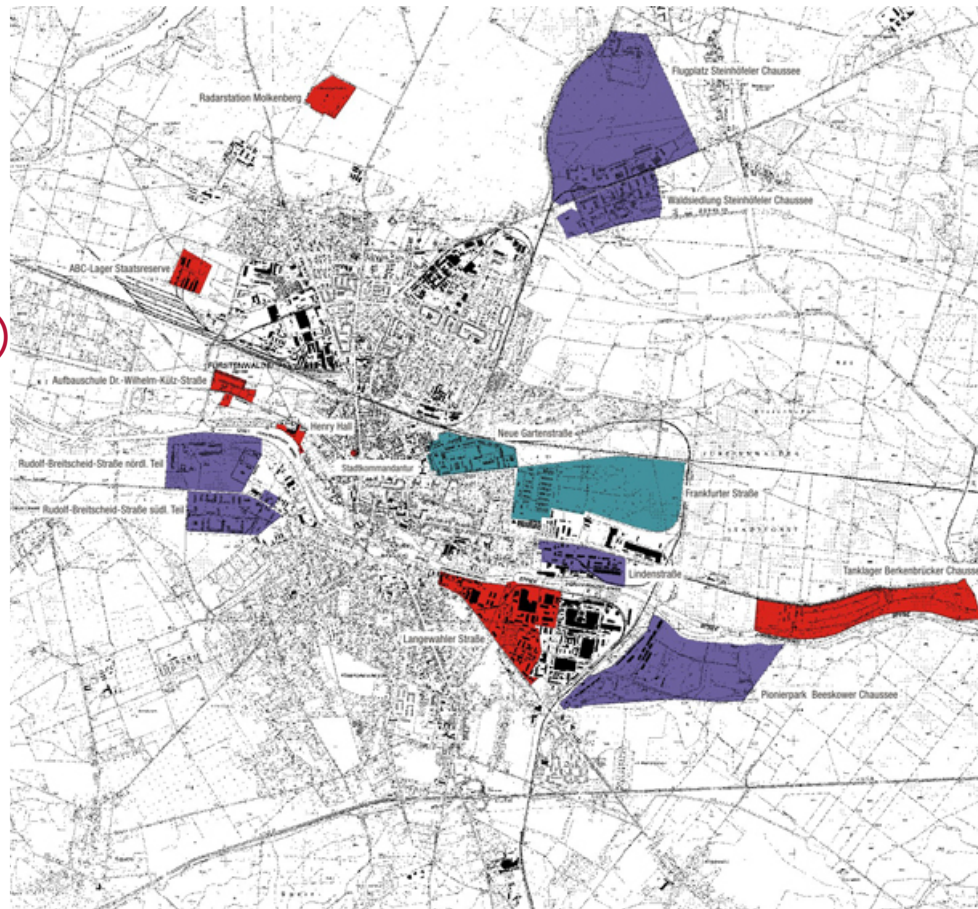
Public facilities: 10,58

Solar powerplants: 91,45

Nature: 201,66

Total: 449,66

By percent: 82,4%



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## Military Conversion

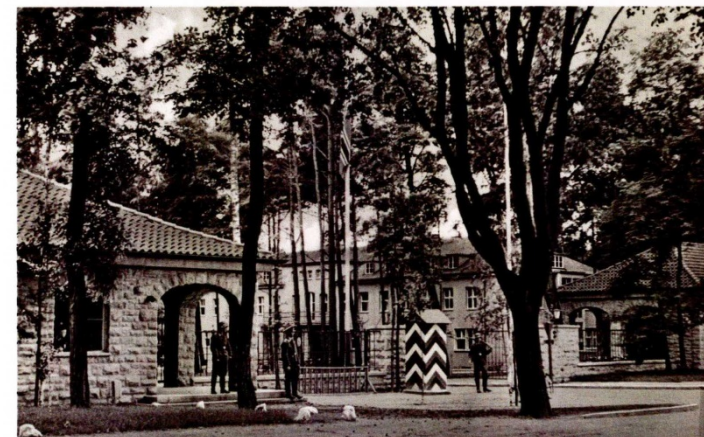
### Waldfrieden

History

Detoxification Center 1920s



Wehrmacht barracks



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## Military Conversion

Waldfieden

Before



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## Military Conversion

### Waldfrieden

After



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## National Development Promotion Programs

### History

Industrial city with a vivid center 1937



Demolition of the center in WW II 1945



Partially rebuild center 1975



1990



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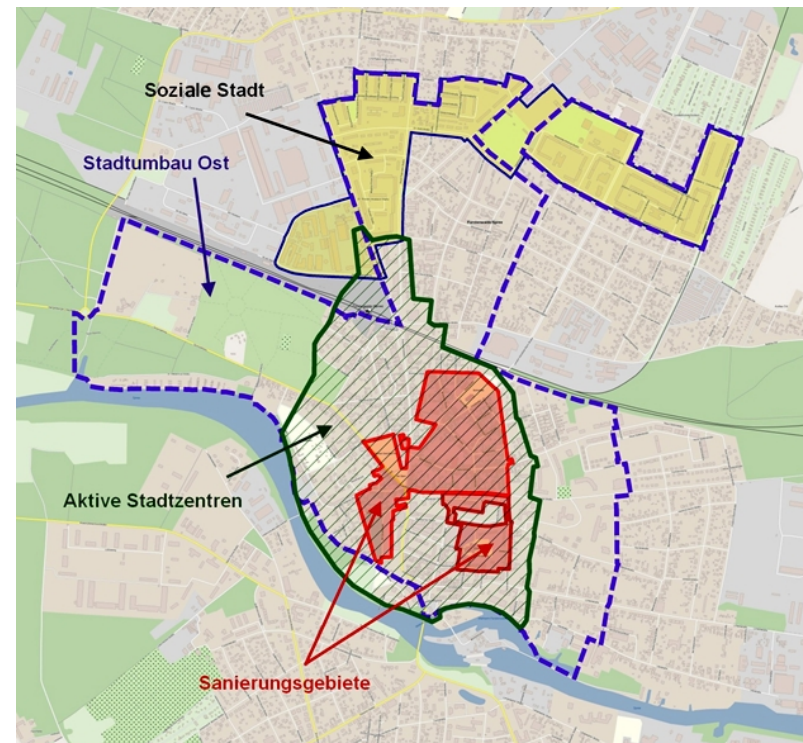
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## National Development Promotion Programs

### Programs in Fürstenwalde/Spree

- **Redevelopment (2 zones)**
- **Social Integrated City**
- **Urban Renewal - Upgrading**
- **Urban Renewal - Demolition**
- **Attractive City Centers**



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## National Development Promotion Programs

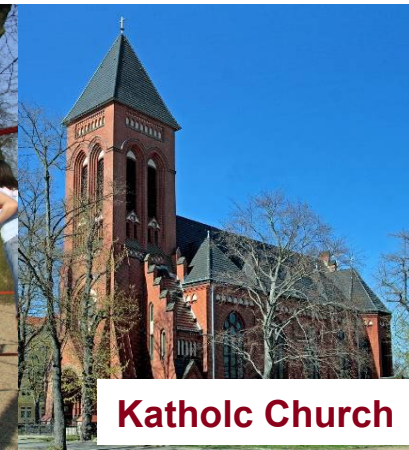
### Redevelopment



Parsonage



Playground Seilerplatz



Katholic Church



Restored residential buildings at Goetheplatz



Playground at Goetheplatz



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## National Development Promotion Programs Social Integrated City



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## National Development Promotion Programs Urban Renewal - Demolition

- 769 apartments



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## National Development Promotion Programs and EU Programs Money Collected

- **Redevelopment (2 zones):** 15.300.000 €
- **Social Integrated City:** 2.200.000 €
- **Urban Renewal – Upgrading:** 2.100.000 €
- **Urban Renewal – Demolition:** 2.300.000 €
- **Attractive City Centers:** 2.900.000 €
- **EFRE-Conversion:** 6.700.000 €
- **EFRE-Sustainable Development:** 6.700.000 €

